

<b>IN RE: APPEAL OF RALPH ELIA          RELATIVE TO A PROPERTY LOCATED          AT 1170 PERKIOMEN AVENUE, CITY OF          READING, BERKS COUNTY,          PENNSYLVANIA</b>	<b>: BEFORE THE ZONING HEARING          : BOARD OF THE CITY OF READING,          : PENNSYLVANIA          :          : APPEAL NO. 2019-19          : VARIANCE, INTERPRETATION AND/OR          : SPECIAL EXCEPTION</b>
---	--

**DECISION OF THE ZONING HEARING  
BOARD OF THE CITY OF READING**

**AND NOW**, this 13th day of November, 2019, a hearing having been held on October 16, 2019, upon the application of Ralph Elia, notice of such hearing having first been sent and advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code and the City of Reading Zoning Ordinance, as amended, the Zoning Hearing Board of the City of Reading (hereinafter referred to as the “Zoning Board”) renders the following decision:

**FINDINGS OF FACT**

The Zoning Board finds the following facts:

1. Applicant is Ralph Elia, an adult individual residing at 690 White Oak Lane, Leesport, Berks County, Pennsylvania 19533 (hereinafter referred to as the “Applicant”).
2. Applicant has an equitable interest in the property known as 1170 Perkiomen Avenue, City of Reading, Berks County, Pennsylvania (hereinafter referred to as the “Subject Property”).
3. The fee simple owner of the Subject Property, Junior Bencosme, has granted Applicant permission to seek the requested relief.
4. The Subject Property is located in the R-3 Residential Zoning District as that term and district is defined by the Zoning Ordinance of the City of Reading, as amended (hereinafter referred to as the “Zoning Ordinance”).
5. Applicant requests variances from Sections 600-607, 600-804, 600-808, and 600-1603 of the Zoning Ordinance to operate a self-service laundromat at the Subject Property.

6. Applicant testified he operates two (2) other laundromats within the City of Reading.
7. The Subject Property was the former site of a pharmacy and the building has been vacant for a few years.
8. Applicant testified he would like to operate the laundromat seven (7) days a week from 5:00 a.m. until 1:00 a.m., prevailing time.
9. Applicant testified there will be thirty (30) washers and thirty (30) dryers.
10. Applicant testified there are ten (10) parking spaces on the Subject Property.
11. Applicant testified he understood he may need to have nine (9) regular parking spaces and one (1) ADA compliant parking space on the lot of the Subject Property.
12. Applicant testified he understood he may be required to submit a lighting plan.
13. Applicant testified her understood he cannot erect any signs without first obtaining a zoning permit.
14. The Zoning Board finds that the proposed hours of operation are too intense for the residential neighborhood.
15. The Zoning Board finds that hours of operation from 7:00 a.m. to 10:00 p.m., prevailing time, would not be detrimental to the residential neighborhood.
16. Several neighbors expressed concerns about parking, security and noise issues.

### **DISCUSSION**

Applicant requests relief to operate a self-service laundromat at the Subject Property. The proposed laundromat will have thirty (30) washers and thirty (30) dryers. The Zoning Board finds that the proposed use is in keeping with the spirit and intent of the Zoning Ordinance and will not be a detriment to the health, safety and welfare of the neighborhood as long as Applicant complies with all of the required conditions set forth herein.

### **CONCLUSIONS OF LAW**

1. Applicant is Ralph Elia.

2. The Subject Property is located in the R-3 Residential Zoning District.
3. Applicant seeks variances from Sections 600-607, 600-804, 600-608 and 600-1603 of the Zoning Ordinance to operate a self-service laundromat at the Subject Property.
4. The Zoning Board is permitted to grant applications for variances and/or special exceptions and other relief as set forth in the Zoning Ordinance.
5. In order to grant the requested relief and variance, Applicant must show he has satisfied the relevant sections of the Zoning Ordinance.
6. After reviewing the Applicant's request in detail, the Zoning Board enters the following decision:
  - a. Applicant is granted relief to operate a self-service laundromat at the Subject Property subject to the following conditions:
    - (1) Applicant's hours of operation shall be limited to 7:00 a.m. until 10:00 p.m., prevailing time.
    - (2) Applicant shall submit a lighting photometrics plan to the Zoning Administrator showing the site to be adequately illuminated for security purposes without spillage onto adjacent properties or streets.
    - (3) Applicant shall not erect any signs on the Subject Property without first obtaining a zoning permit and approval from the Historic Preservation Office and/or Historical Architectural Review Board.
    - (4) The existing parking area shall be re-striped to clearly show the location of nine (9) designated parking spaces including any required ADA parking space and an updated parking plan shall be submitted to the Zoning Administrator which clearly shows the width of all driveways and travel aisles.
    - (5) Applicant shall only install vending machines to provide laundry products on the inside of the building on the Subject Property.

(6) Applicant shall not install soda machines, juke boxes, video games, etc., on the interior or exterior of the Subject Property.

(7) Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board including the conditions applicant agreed to on the record which are incorporated herein by reference.

(8) Applicant may not use, expand, alter or otherwise use the Subject Property inconsistent with the contents of this Decision without making application requesting further relief from the Zoning Board.

(9) Failure to comply with any of these conditions shall mean the immediate revocation of the relief granted herein.

The decision of this Board is by a vote of 4 to 0.

**ZONING HEARING BOARD OF THE CITY  
OF READING**

  
\_\_\_\_\_  
**PHILIP RABENA, CHAIRMAN**

  
\_\_\_\_\_  
**THOMAS FOX**

  
\_\_\_\_\_  
**JEFFEREY GATTONE**

  
\_\_\_\_\_  
**JARED BARCZ**